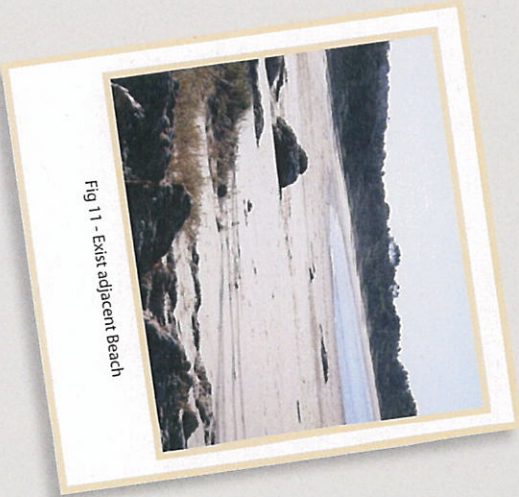


3.12 Architectural Sub-zones and Building Typologies

Key building typologies:

- 1 Large lot and Beach Subzone - Building Type 1
- 2 Edge Subzone/Single Storey - Building Type 2
- 3 Edge Subzone/Two Storey - Building Type 3
- 4 Intermediate Subzone - Building Type 4
- 5 Boundary Subzone - Building Type 5
- 6 Townhouse Subzone Building Type 6



"Sandy Beach North will be a model integrated and sustainable coastal community of the highest quality, sensitive to its location and context and setting the standard for masterplanned communities along the NSW north coast"

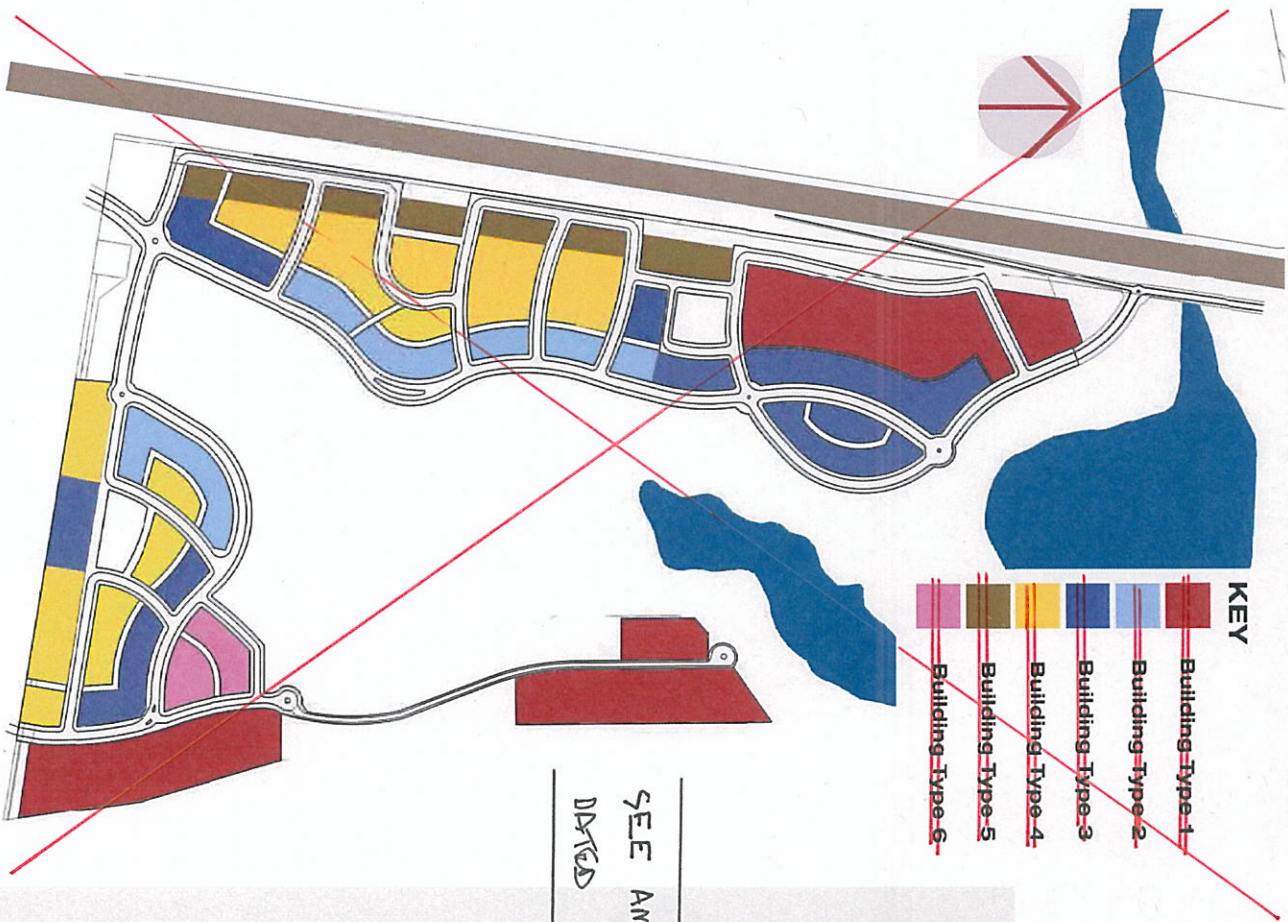
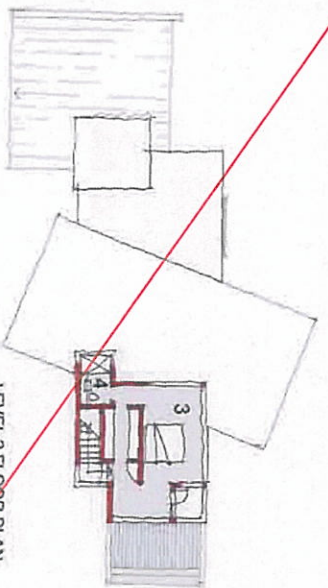
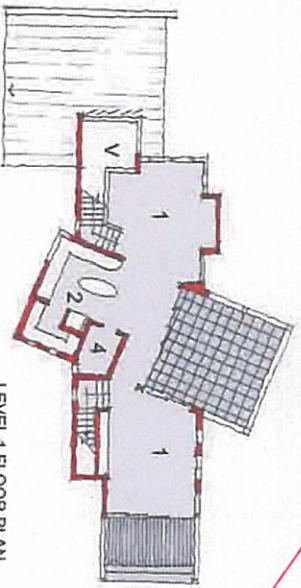


Fig 12 - Building Types



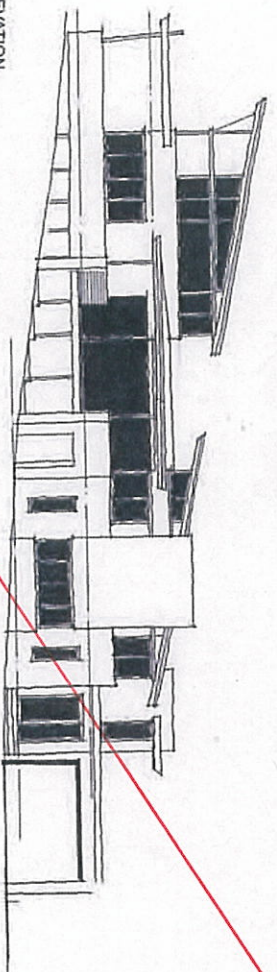


LEVEL 2 FLOOR PLAN

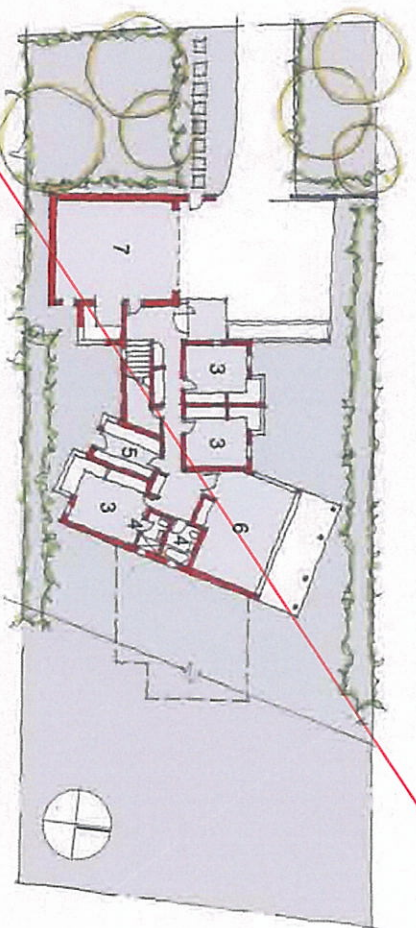
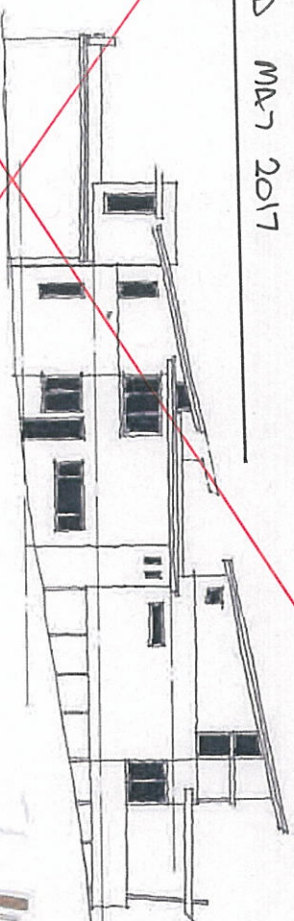


LEVEL 1 FLOOR PLAN

NORTH ELEVATION



SEE AMENDED DESIGN GUIDELINES  
DATED MAY 2017

GROUND FLOOR PLAN  
NOT TO SCALE

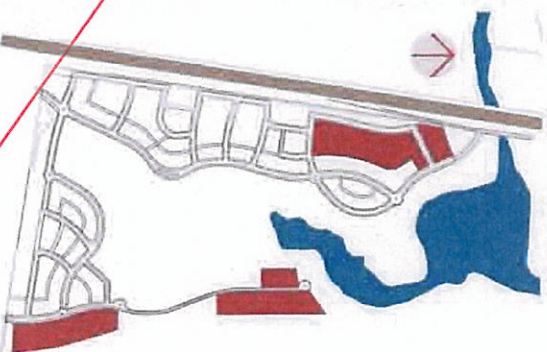
- LEGEND**
- 1 LIVING/DINING
  - 2 KITCHEN
  - 3 BEDROOM
  - 4 BATHROOM
  - 5 LAUNDRY
  - 6 RUMPUS/STUDY
  - 7 GARAGE

### Large Lot and Beach Subzone - Building Type 1

The Large lot sub-zone plays a vital role in the more heavily vegetated portions of the site - with siting of building set around existing trees to maximise their retention.

The Beach Subzone is identified as the premier lot location, with good views, access to beach, large lot size and private road access. As a result, the controls on this zone in terms of building type, form, height and materials will reflect this sensitive location.

It is also proposed that the building designs for this subzone will be individually created. The proposed building design and elevation treatment is a suggestion only and not a strict template to follow. All building designs for this subzone would need the approval of the Architectural Review Panel.

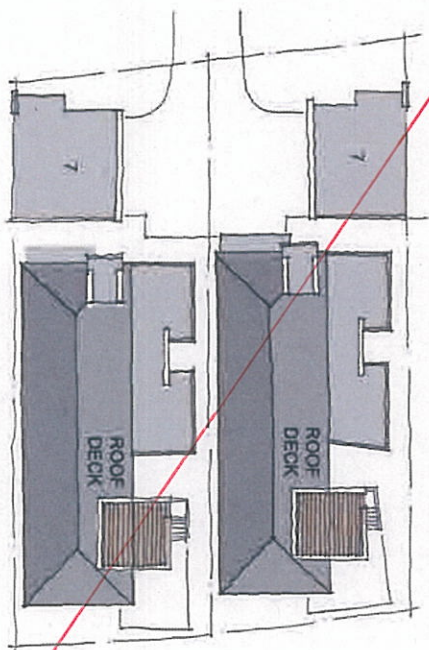


## BUILDING TYPE 1

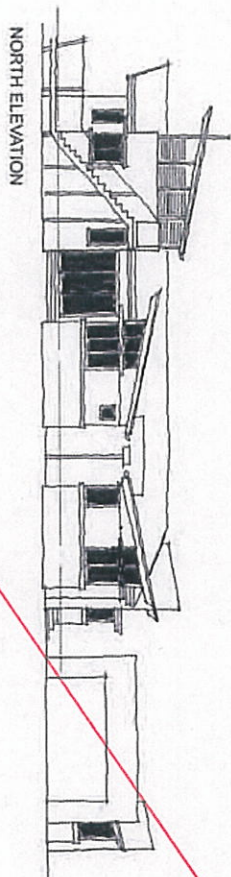
BUILDING TYPOLOGIES  
LARGE LOT AND BEACH EDGE ZONE - BUILDING TYPE 1

Fig 13 - Building Type 1



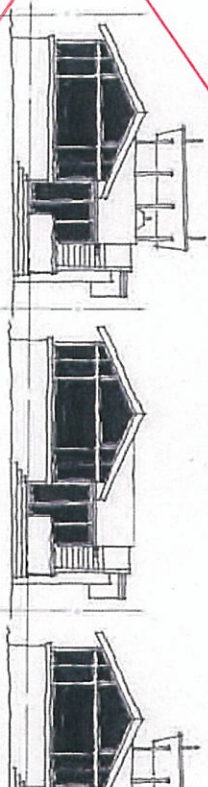


ROOF PLAN

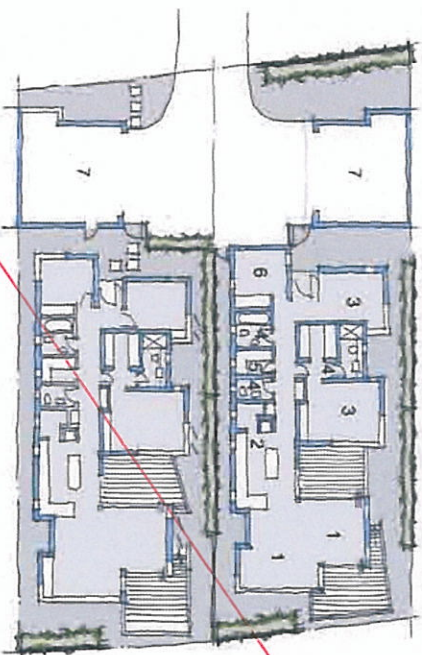


NORTH ELEVATION

TYPICAL STREET ELEVATION



LAKESIDE ELEVATION



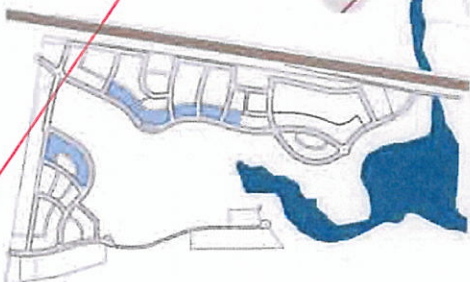
GROUND FLOOR PLAN  
NOT TO SCALE

**LEGEND**

- 1 LIVING/DINING
- 2 KITCHEN
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 RUMPUS/STUDY
- 7 GARAGE

**Edge Subzone/Single Storey  
- Building Type 2**

The edge subzone represents the most visible and public lots and the architecture will need to reflect the prominent position. The proposed architecture typologies are intended to be replicated with minor variation of building forms and details. Most of these Subzone lots have garages on only one side of the street. This will create a definitive quality streetscape.



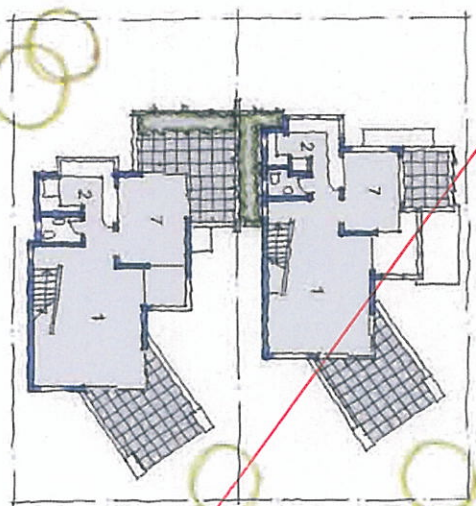
SEE AMENDED DESIGN GUIDELINES  
DATED MAY 2017

**BUILDING TYPOLOGIES  
EDGE SUBZONE - BUILDING TYPE 2**

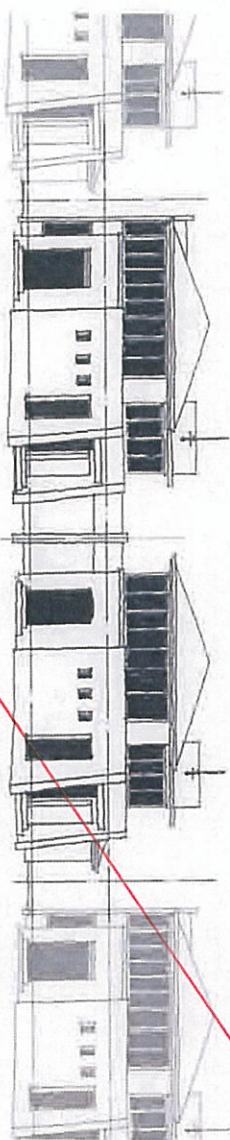
**BUILDING TYPE 2**

Fig 14 - Building Type 2

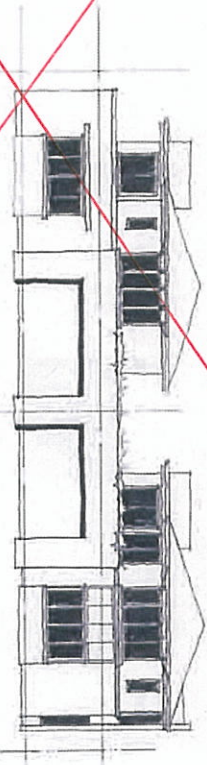




LEVEL 1 FLOOR PLAN

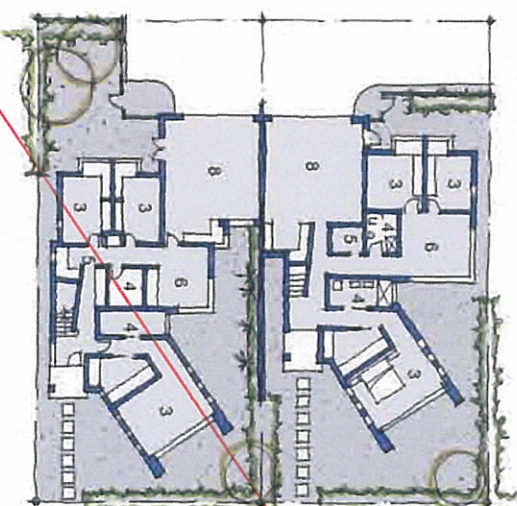


TYPICAL STREET ELEVATION



TYPICAL REAR ELEVATION

SEE INCLUDED DESIGN GUIDELINES  
DATED MAY 2017



GROUND FLOOR PLAN  
NOT TO SCALE

**LEGEND**

- 1 LIVING/DINING
- 2 KITCHEN
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 RUMPUS/STUDY
- 7 FAMILY
- 8 GARAGE

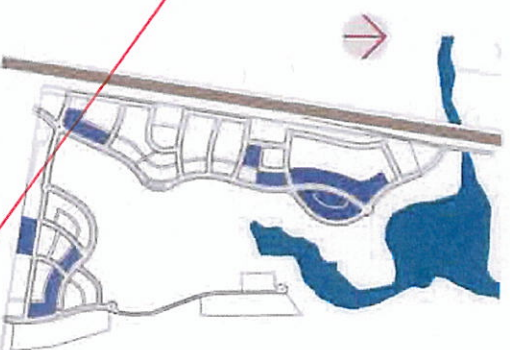
**EDGE SUBZONE - ATTACHED**

This edge subzone will have similar controls, with the main difference being the allowable number of storeys and the degree of attachment between adjoining residences.

Both Edge Subzones represent the most visible and public lots and the architecture will need to reflect the prominent position.

The proposed architecture typologies are intended to be replicated with minor variation of building forms and details.

Two of the key features of this subzone include removing garages to rear lane access and having all living areas on the top floor. This will create a definitive quality streetscape.



**BUILDING TYPOLOGIES  
EDGE SUBZONE - BUILDING TYPE 3**

**BUILDING TYPE 3**



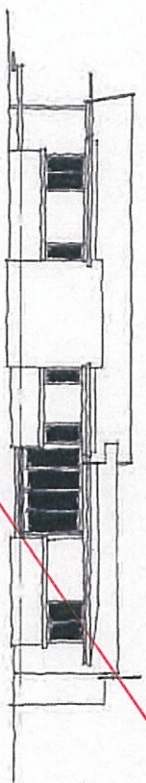


**GROUND FLOOR PLAN**  
SCALE 1:200

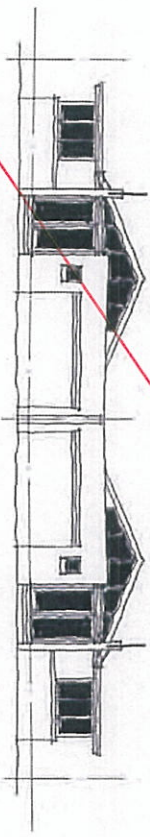
**LEGEND**

- 1 LIVING/DINING
- 2 KITCHEN
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 RUMPUS/STUDY
- 7 GARAGE

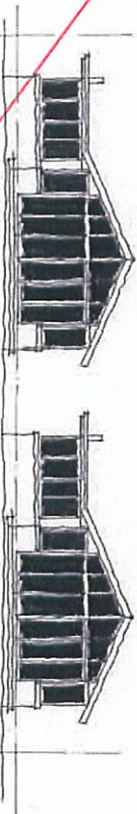
SEE AMULBKA DESIGN GUIDELINES  
DATED MAY 7 2017



EAST ELEVATION



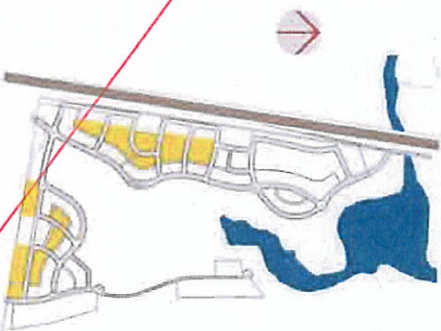
STREET ELEVATION



TYPICAL REAR ELEVATION

**Intermediate Subzone -  
Building Type 4**

The Intermediate Subzone represents the internalized portions of the individual Precincts. The architectural outcome in this subzone is important, as it address the collector road

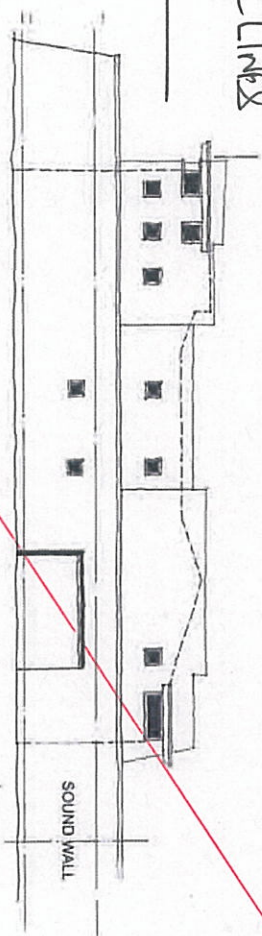


**BUILDING TYPOLOGIES**  
INTERMEDIATE SUBZONE - BUILDING TYPE 4

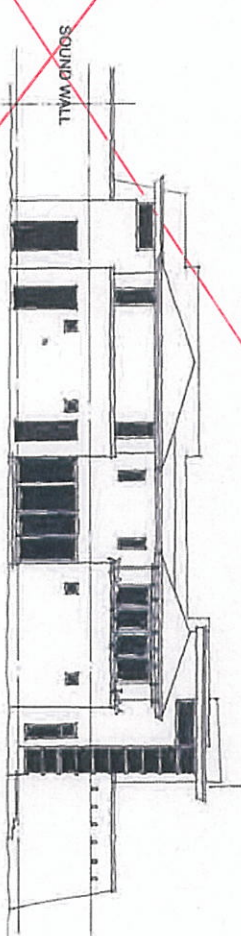
**BUILDING TYPE 4**



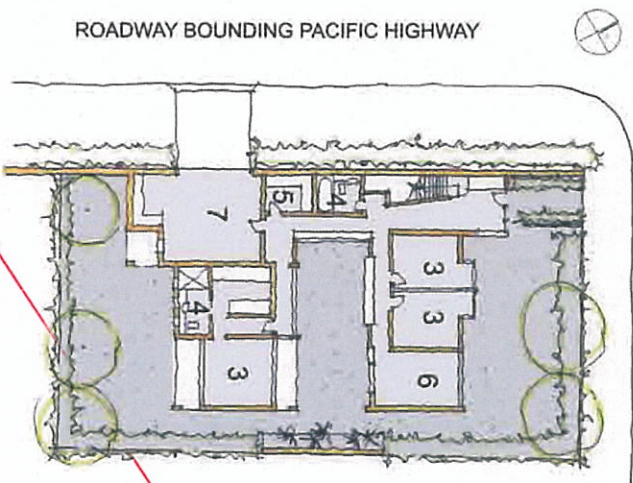
SEE AMENDED DESIGN GUIDELINE  
DATED MAY 7 2017



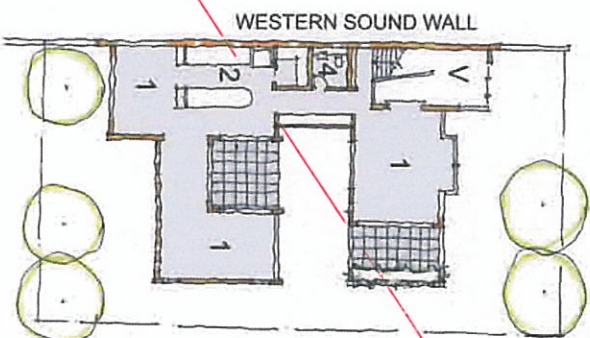
WEST ELEVATION - SOUND WALL



EAST ELEVATION



**GROUND FLOOR PLAN**  
NOT TO SCALE



**LEVEL 1 FLOOR PLAN**

- LEGEND**
- 1 LIVING/DINING
  - 2 KITCHEN
  - 3 BEDROOM
  - 4 BATHROOM
  - 5 LAUNDRY
  - 6 RUMPUS/STUDY
  - 7 GARAGE

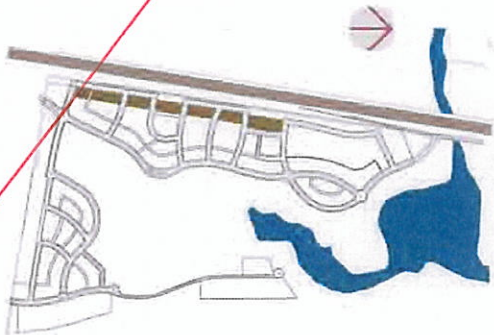
### BOUNDARY SUBZONE

The Boundary subzone is created separate as it plays a vital role in the sound attenuation of the Pacific Highway.

The proposed building design is created to form a sound wall to the Western edge, with the house opening up to the East.

The sound wall will include double-glazed fixed windows and heavy materials, culminating in a tall parapet to deflect noise over the development.

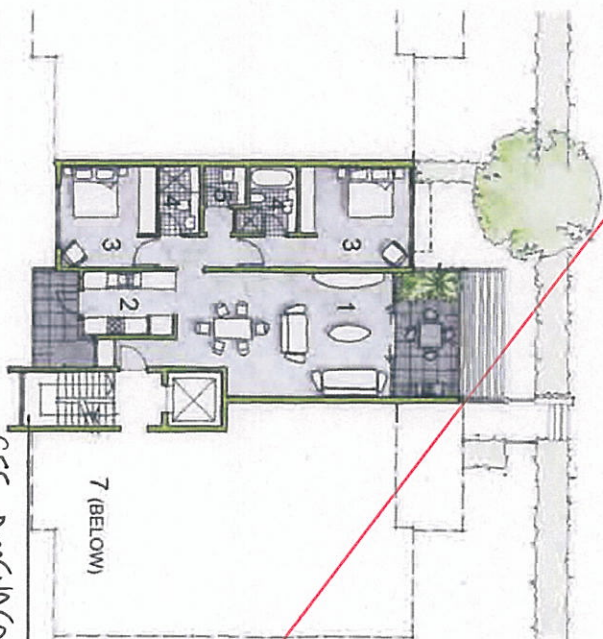
This will work in association with the proposed stand-alone sound wall on the site boundary.



### BUILDING TYPE 5

**BUILDING TYPOLOGIES**  
**BOUNDARY SUBZONE - BUILDING TYPE 5**





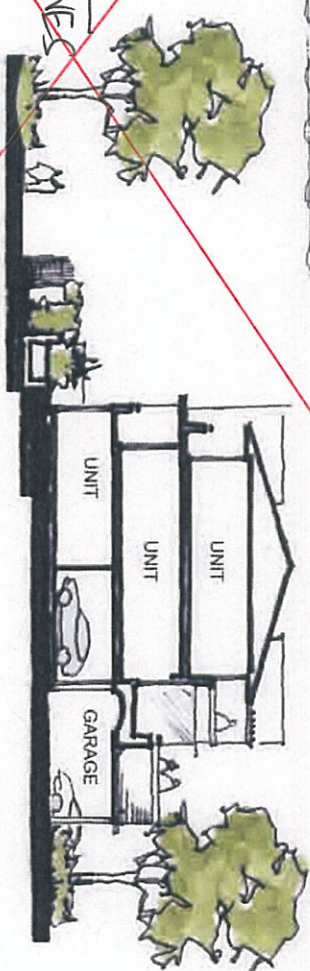
**APPROXIMATE UNIT LAYOUT**  
NOT TO SCALE



**TYPICAL BLOCK LAYOUT**  
NOT TO SCALE

SEE AMENDED DESIGN GUIDELINES  
DATED MAY 2017

**TYPICAL SECTION**  
NOT TO SCALE



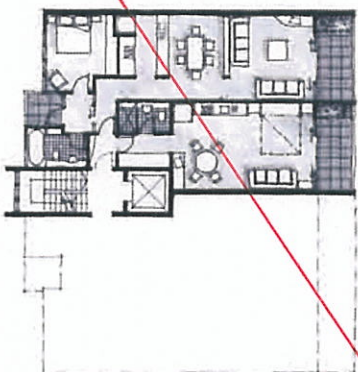
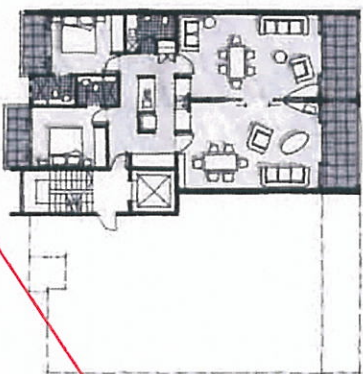
**TOWNHOUSE SUBZONE**

There are three proposed areas on the site for an integrated townhouse medium-to-low density development. These buildings will include generous outdoor space and green courtyards and will make the most of the views overlooking the lake. Each unit will be orientated to allow year-round sunlight access and all units achieve excellent cross-ventilation.

Each building will be highly articulated and designed to integrate with the surrounding low-density housing and will be a maximum of 3 storeys in height.

Garaging will be concealed within the development with rear access.

**ALTERNATIVE UNIT LAYOUTS**  
NOT TO SCALE



#### LEGEND

- 1 LIVING/DINING
- 2 KITCHEN
- 3 BEDROOM
- 4 BATHROOM
- 5 LAUNDRY
- 6 RUMPUS/STUDY
- 7 GARAGE

**BUILDING TYPE 6**

